

EXISTING CONDITIONS



Located at 739 N. Park Avenue in the Chatham Arch neighborhood, the First United Brethren Church was constructed in 1907 and designed by the prominent Indianapolis architecture firm of Rubush and Hunter. The structure was actually the fourth church erected by the congregation, who occupied the building until 1922. From the 1920s – 1980s, the church housed a number of different congregations including the St. Stephen's Missionary Baptist Church. In 1988, the structure was converted into the Phoenix Theatre. Photo taken 1912.

EXISTING CONDITIONS

The purpose of this section is to give a snapshot view of the general conditions existing within the Chatham Arch & Massachusetts Avenue Historic Area at the time this plan was developed and adopted. Although many houses in Chatham-Arch and commercial buildings along Massachusetts Avenue have been preserved and restored, some structures have yet to undergo rehabilitation. Several large vacant lots exist along Massachusetts Avenue, and their future redevelopment is highly anticipated based on the burgeoning downtown real estate market. In addition, several industrial sites and vacant lots just east of College Avenue have similar redevelopment potential as those sites along Massachusetts Avenue. Documenting the existing conditions in Chatham-Arch and Massachusetts Avenue will help measure the change that occurs in the future.

EXISTING LAND USE

The Chatham-Arch and Massachusetts Avenue Historic Area contains approximately 591 parcels and 341 buildings. The parcels and structures are home to an array of land uses from single family homes to industries, vacant lots to residential towers.

The predominate land use in the Chatham-Arch portion of the Historic Area is single-family, two-family and multifamily housing. However, a number of non-residential and special land uses are scattered throughout the area. These uses include office and retail businesses, education and religious institutions, light industry, bed-and-breakfasts, a theater, and some mixed-use structures. Some of these land uses are long-standing and compatible with the Chatham-Arch neighborhood. Others are recognized as intrusions into the neighborhood and disrupt its general residential character. These intrusions include industrial businesses and a veterinarian office on East 11th Street; office buildings and a child care facility on North East Street; and an office building and a theater on North Park Avenue. Although these land uses interrupt the solidly residential character of the area, most are currently operated in a manner that does not unduly disrupt the day-to-day life of the district's residents. However, these incursions are not in the long-term interest of the neighborhood and this plan seeks the future redevelopment of these sites for residential uses.

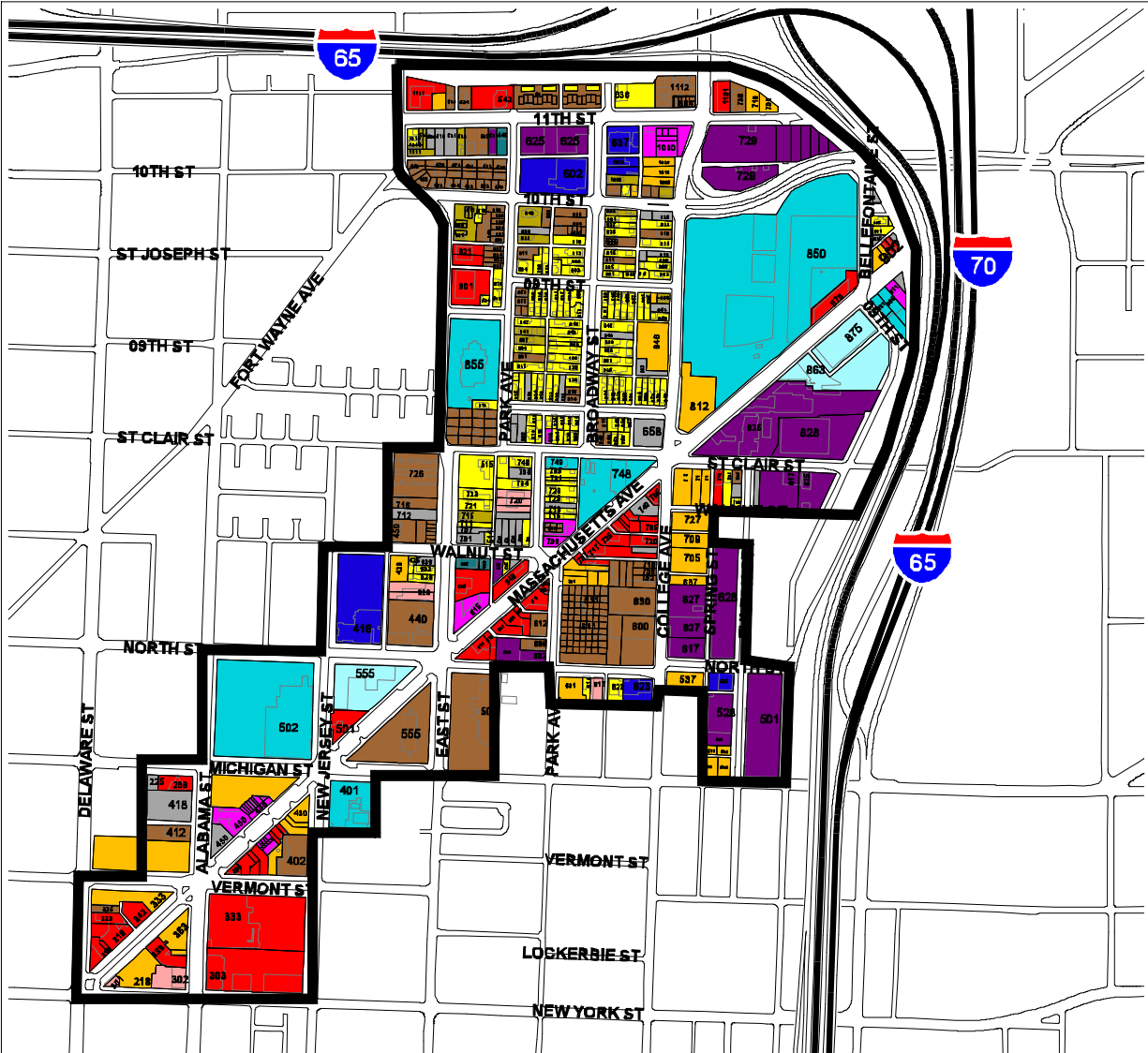
The structures along Massachusetts Avenue serve a variety of uses, including retailing and personal service, office, residential, government and other public and semi-public uses. Surface parking lots can also be found fronting on the avenue.

The land east of College Avenue is predominantly used for light and heavy industrial uses, although some governmental, residential and office uses are scattered throughout this area. This area east of College Avenue also includes the large parcel of land that contains the former Coca-Cola Bottling facility. This land is currently owned and utilized by the Indianapolis Public School Corporation and is categorized as a semi-public use.

Vacant lots, many of which are buildable, are scattered throughout the historic area and comprise approximately 15% of the land use. Several large surface parking lots exist throughout the historic area and also present development opportunities. Approximately 41 parcels, or 14.5% of the total historic area, are dedicated for parking uses.

Existing Land Use Map

Chatham-Arch & Massachusetts Avenue Historic Area



- Historic Area Boundary
- Historic Area Buildings
- Existing Land Use**
 - Single-family Residential
 - Two-family Residential
 - Multifamily Residential
 - Bed & Breakfast
 - Commercial Retail and Service
 - Commercial Office
 - Mixed Use
 - Religious
 - Public and Semi-Public
 - Government
 - Industrial Use
 - Parking Lot/Garage Structure
 - Vacant Land

100 0 100 200 300 Feet

May 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Sources: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or in any other way.



EXISTING ZONING

The Chatham-Arch & Massachusetts Avenue Historic Area contains the following zoning districts:

C-1	–	Office-Buffer Commercial District
C-2	–	High-Intensity Office-Apartment Commercial District
C-4	–	Community-Regional Commercial District
CBD2	–	Central Business District 2
CS	–	Special Commercial District
D-8	–	Single, Two-Family and Multifamily Residential
D-10	–	High-Intensity Multifamily Residential
I-3-U	–	Medium Intensity Urban Industrial
SU-7	–	Special Use Charitable/Philanthropic Institutions
SU-9	–	Special Use Government
SU-18	–	Special Use Light or Power Substation

For complete information about permitted uses and development standards, consult the Marion County Zoning Ordinance. Copies of the zoning ordinance may be obtained from the following:

- Office of Current Planning, 1821 City-County Building, 200 E. Washington St., Indianapolis.
- Via the internet at <http://www.indygov.org/eGov/City/DMD/Planning/Zoning/municode.htm>.

C-1 – The C-1 Office-Buffer Commercial zoning classification is applied to approximately 19 parcels in the historic area, which are mostly located along E. 10th St. and College Ave. While the majority of these parcels are vacant lots, three parcels are occupied by historic houses and used for residential purposes.

C-2 – One parcel in the historic area is zoned C-2 High-Intensity Office-Apartment Complex. The historic Firehouse No. 8, located at 636 E. 11th St., was converted into a single-family residence. The current zoning classification does not permit single-family residential uses, however the C-2 classification is not inappropriate for a structure of this type and location.

C-4 – Parcels zoned C-4 Community-Regional Commercial are found in four locations within the Historic District. Two and one-half C4-zoned parcels are located at the intersection of Massachusetts Avenue, College Avenue, and St. Clair Street. A grouping of three parcels located at the intersection of Walnut and East streets are appropriately zoned C4 for the Bed-and-Breakfast that operates on the site. Three parcels at Alabama and Michigan streets are also zoned C4. Two of these parcels are vacant while the third contains a commercial structure. The C4 zoning district can be found along much of 11th Street throughout the Historic District. The zoning and the land uses in this area frequently do not correspond which may create issues as the area continues to redevelop.

CBD2 – Central Business District 2, which is an urban commercial zoning classification used in the Mile Square, is applied to the majority of properties fronting Massachusetts Avenue. This zoning category permits a wide variety of land uses.

CS – Eleven and a half parcels are zoned CS, which is a special commercial zoning classification that permits a unique combination of land uses, including commercial and non-commercial, within a planned development. This classification is currently applied to the Zion Evangelical Church, the Richelieu Apartments, and several structures along East Street.

D-8 – The D-8 zoning classification, which legally permits single, two-family and multifamily housing, covers much of the residential core of Chatham-Arch. This zoning classification is a result of an IHPC initiated mass rezoning in 1992 that rezoned much of Chatham-Arch's core from D-10 (high-rise residential) and CBD-2 (central business district) to D-8. The mass rezoning was executed only after receiving property owner consent.

D-10 – Some areas of Chatham-Arch still retain the D-10 zoning classification, which is intended for high-rise multifamily development. This classification applies to properties along the north side of E. 10th St. and the east side of East St., and includes single, two-family and multifamily housing, commercial businesses, and two churches. The D-10 is also applied to the former Real Silk Hosiery Mills, which were converted into condominiums.

I-3-U – Most of the land east of College Ave. and south of Massachusetts Ave. is zoned I-3-U for medium-intensity urban industrial uses. Although this area contains a few historic houses for which this classification is inappropriate, the I-3-U classification is generally appropriate for this area based on the existing industrial and manufacturing land uses.

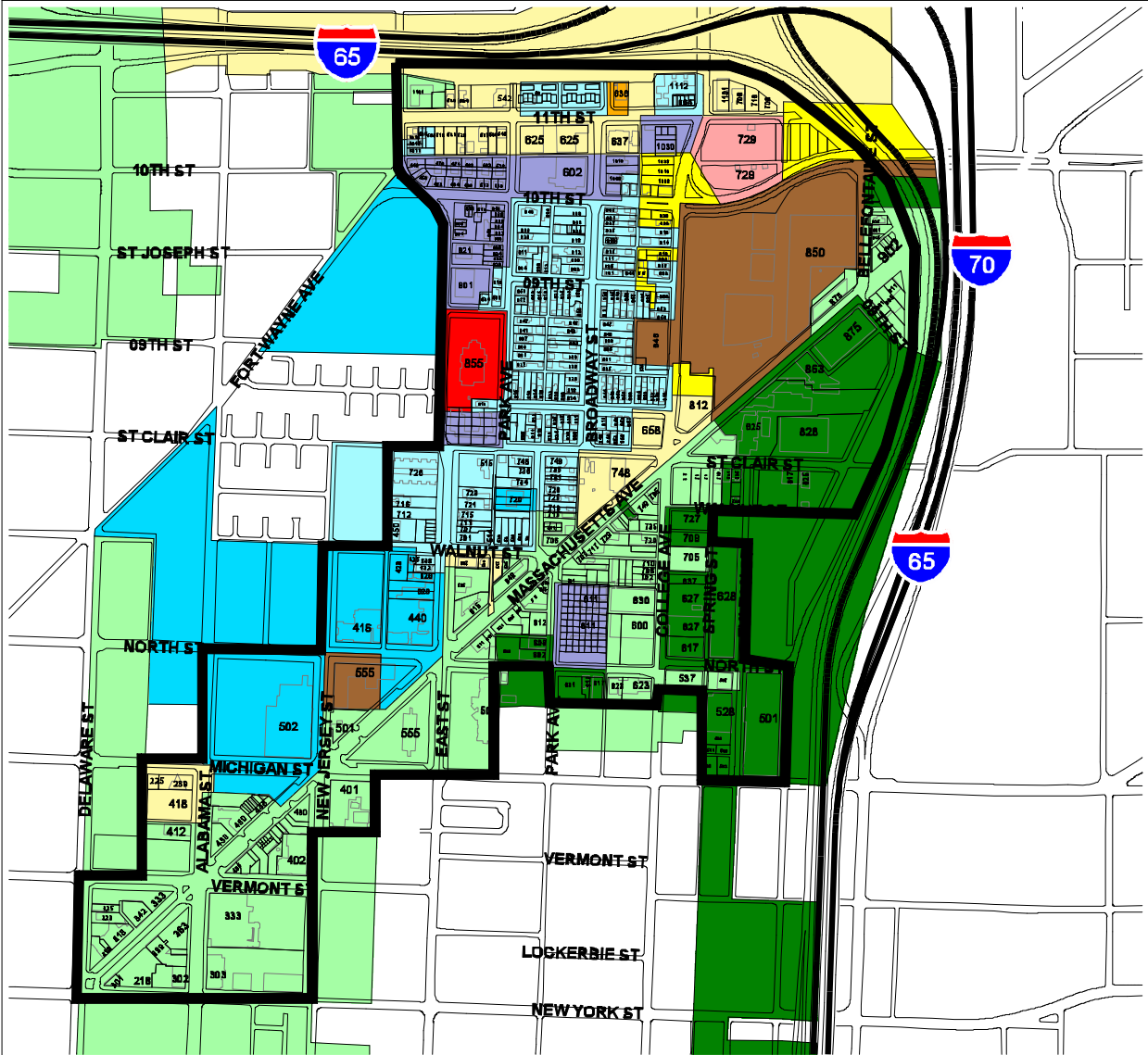
SU-7 – One parcel, occupied by the Day Nursery Wiles Center at 855 N. East St., is zoned SU-7, which is a special use charitable and/or philanthropic institution zoning classification.

SU-9 – The SU-9 Special Use Government classification is applied to 2½ parcels. Two of these parcels are owned and occupied by the Indianapolis Public School system and include the former Coca-Cola Bottling Company. The remaining ½ parcel is owned and occupied by the Indianapolis Fire Department.

SU-18 – Two parcels have the special use classification SU-18 Light or Power Substation. The parcels are located along E. 10th St. and contain a power substation.

Existing Zoning Map

Chatham Arch & Massachusetts Avenue Historic Area



- Historic Area Boundary
- Historic Area Buildings
- Existing Zoning Classifications**
- C1 - Office-Buffer Commercial
- C2 - High-Intensity Office-Apartment Commercial
- C4 - Community-Regional Commercial
- CBD2 - Central Business District 2
- C8 - Special Commercial
- D10 - High Intensity Multifamily
- D8 - Single, Two-Family and Attached Multifamily
- I3U - Medium Industrial Urban
- SU18 - Light or Power Substation
- BU7 - Charitable/Philanthropic Institutions
- BU9 - Government Uses

100 0 100 200 300 Feet

May 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document. It is intended to serve as an aid in geographic representation only. Information shown on this map is not warranted for accuracy or reliability.



EXISTING EXTERIOR BUILDING CONDITIONS

In November 2004, a drive-by survey of exterior building conditions in Chatham-Arch, as seen from the street or sidewalk, was performed by IHPC staff. In November 2005, that survey work was updated by consultants and supplemented with conditions information regarding buildings along Massachusetts Avenue. Based on this visual analysis from the street, each primary structure was rated in one of the following categories:

<u>CATEGORY:</u>	<u>DEFINITION:</u>
Sound Condition	Historic structures or new infill construction that generally appear well maintained and in good condition for its use.
Minor Deterioration	Historic structures or new infill construction that appears in adequate condition for its use, or could be made so with minor maintenance or repairs.
Major Deterioration	Historic structures or new infill construction that exhibits an overall lack of maintenance resulting in deterioration that, if left untreated, could affect the structural integrity of the building.
Severe Deterioration	Historic structures or new infill construction that exhibit serious neglect and significant lack of maintenance requiring substantial structural repair and/or replacement.

The majority of buildings in the Chatham-Arch and Massachusetts Avenue are in sound condition. The table below and the map on the following page provide a numeric and geographic inventory of buildings according to their exterior conditions.

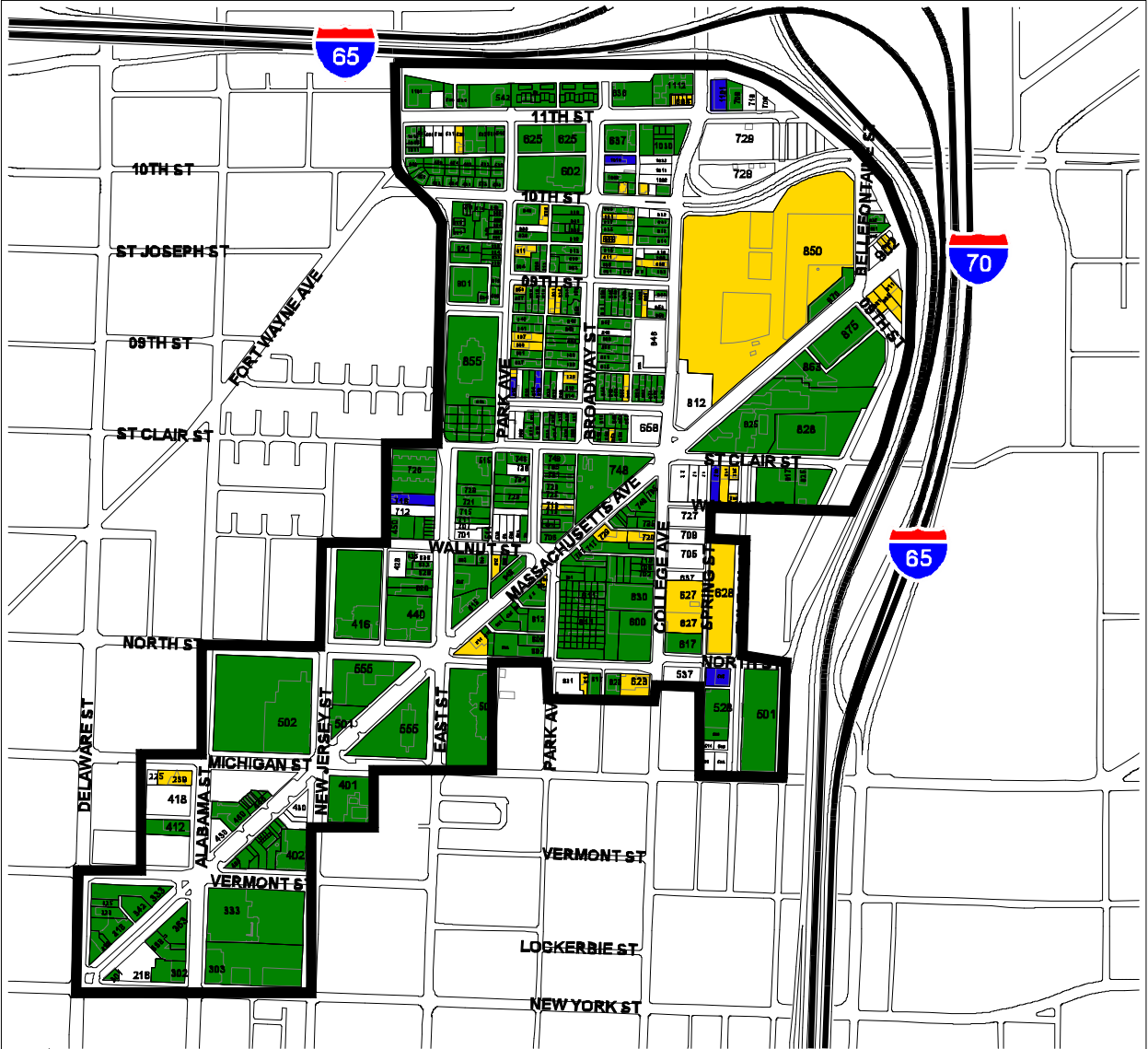
RATING	NUMBER OF BUILDINGS	PERCENT OF BUILDINGS
Sound Condition	223	82%
Minor Deterioration	38	15%
Major Deterioration	7	3%
Severe Deterioration	0	0%
TOTAL	268	100%

In the time since the original Chatham-Arch Historic Area Preservation Plan was adopted in 1982, the overall condition of the buildings in the Chatham-Arch neighborhood has improved dramatically. The following table represents only those structures within the boundary of the 1982 plan.

1982 RATING	NUMBER OF BUILDINGS	PERCENT OF BUILDINGS
Excellent	14	8%
Good	56	30%
Fair	104	56%
Poor	12	6%
Total	186	100%

Existing Exterior Building Conditions

Chatham-Arch & Massachusetts Avenue Historic Area



- Historic Area Boundary
- Historic Area Buildings
- Existing Exterior Building Conditions
 - Sound Condition
 - Minor Deterioration
 - Major Deterioration
 - Severe Deterioration

100 0 100 200 300 Feet

June 2006

Produced By: The Indianapolis
Historic Preservation Commission

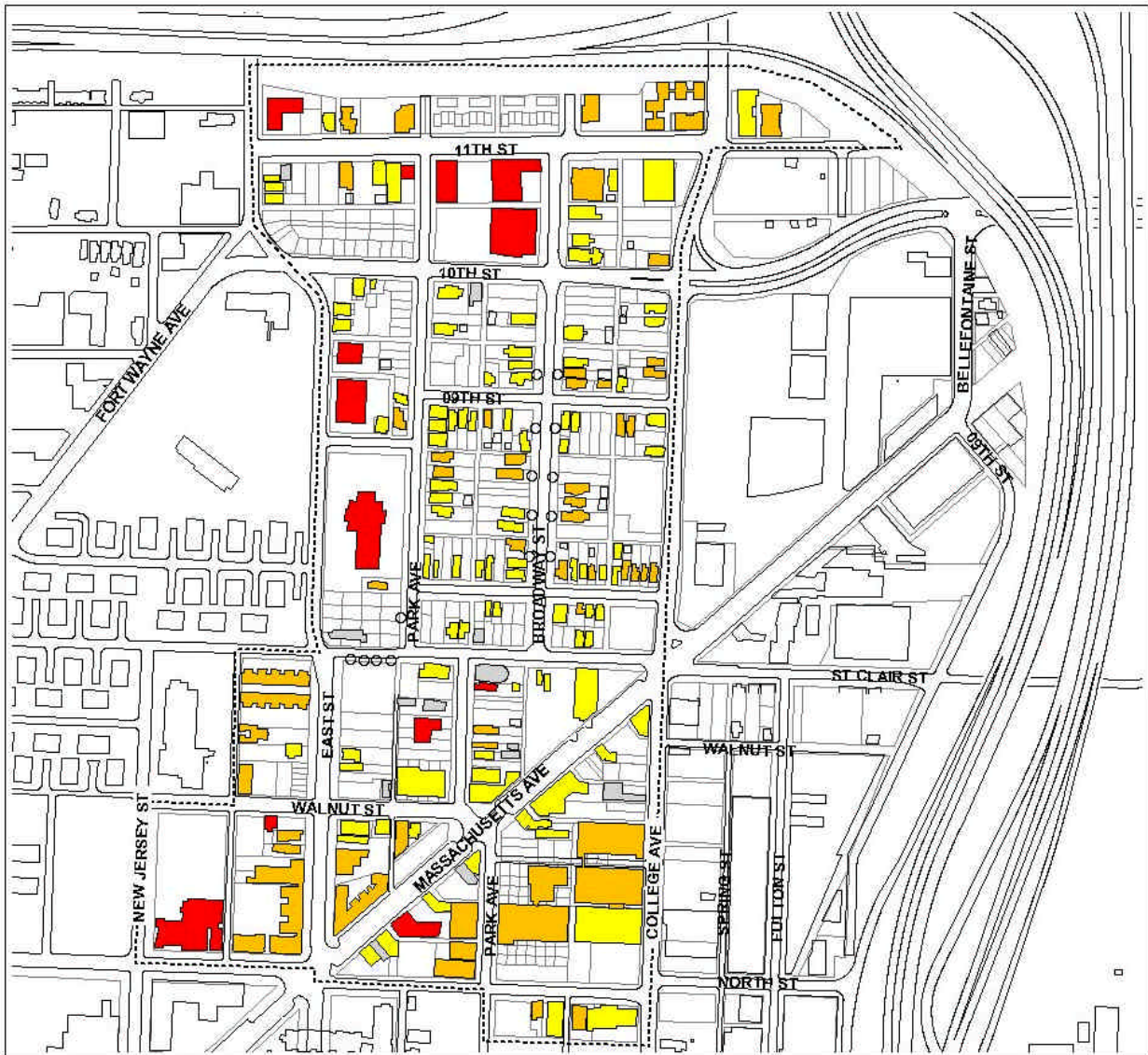
Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



1982 Exterior Building Conditions

Chatham Arch Historic District



BUILDING CONDITIONS



300 0 300 Feet

May 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document. It is intended
to serve as an aid in graphic representation only. Information shown
on this map is not warranted for accuracy or merchantability.



EXISTING HISTORIC INFRASTRUCTURE

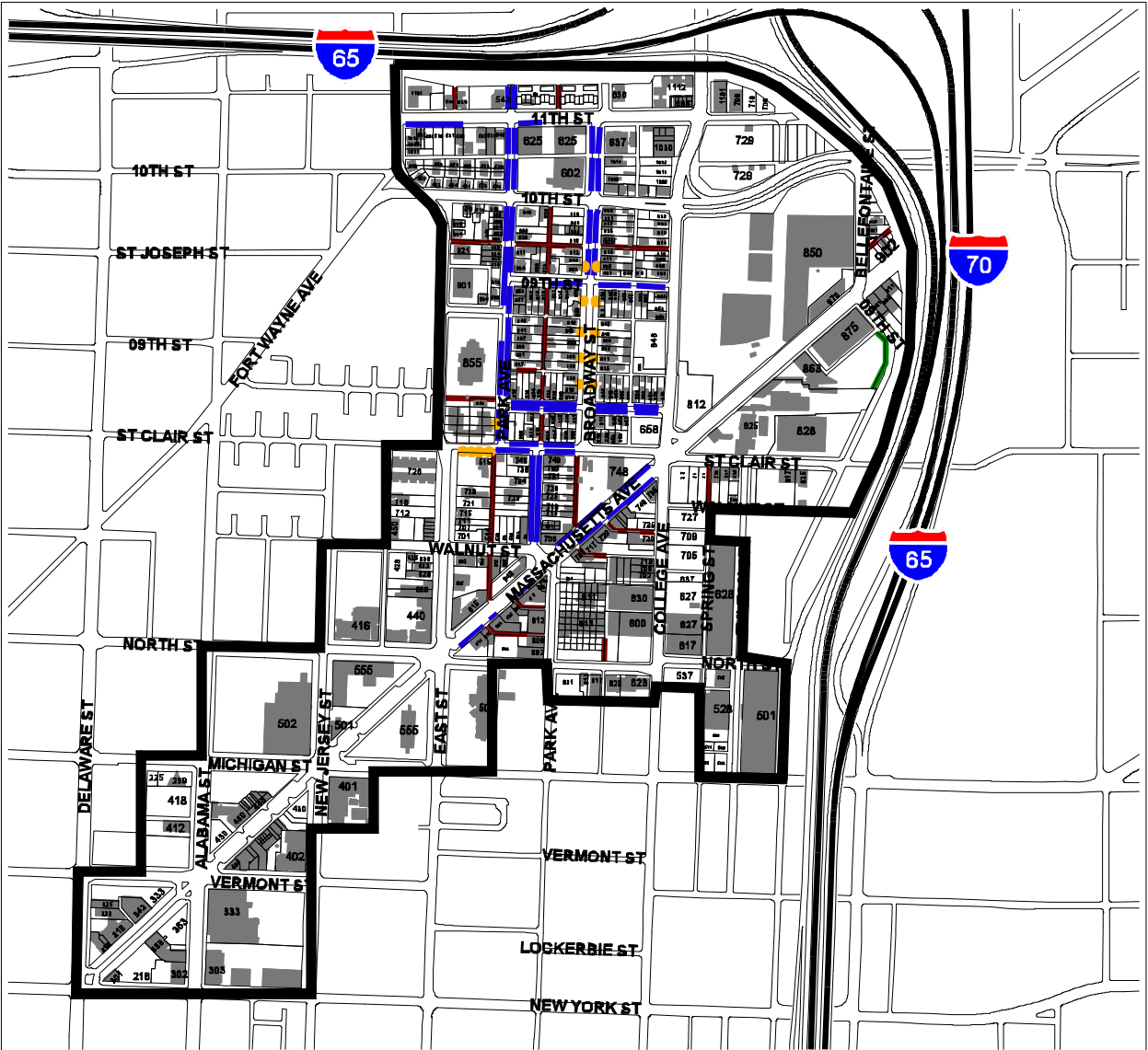
The street layout of the Chatham-Arch & Massachusetts Avenue Historic Area is a typical grid pattern – the obvious exception being Massachusetts Avenue which diagonally traverses the district at a 45° angle. A review of historic Sanborn Fire Insurance maps indicates that the historic street pattern remains largely intact, although some disruption has resulted from the construction of Interstates 65 and 70. Park and Broadway streets and several alleys now dead-end at the interstates; some alleys were later vacated. Additionally, the large parcel containing the historic Coca-Cola Bottling facility once had a network of streets traversing the lot: Edison Street, Carrollton Avenue, and a segment of East Ninth Street.

Part of the historic character of the Chatham-Arch & Massachusetts Avenue Historic Area is the visible historic infrastructure that consists mainly of brick alleys and limestone or granite curbs. Historically, most of the streets and alleys were paved with brick. Limestone curbs are mostly found along residential streets, while granite curbs were primarily used along Massachusetts Avenue. A few remaining horse rings exist on Broadway Street (north of Arch Street) and near the intersection of Park and St. Clair Streets; presumably, there were many more located throughout the area at one time. A low brick wall remains on Ninth Street south of Massachusetts Avenue.

In November 2004, a drive-by survey of the historic infrastructure in the area was performed by IHPC staff. In November 2005, consultants updated that survey work. The map on the following page provides a geographic catalog of the remaining elements of historic infrastructure.

Existing Historic Infrastructure

Chatham-Arch & Massachusetts Avenue Historic Area



-  Historic Area Boundary
-  Historic Area Buildings
-  Horse Rings
-  Brick Wall
-  Brick Paving
-  Limestone/Granite Curbs

100 0 100 200 300 Feet

June 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



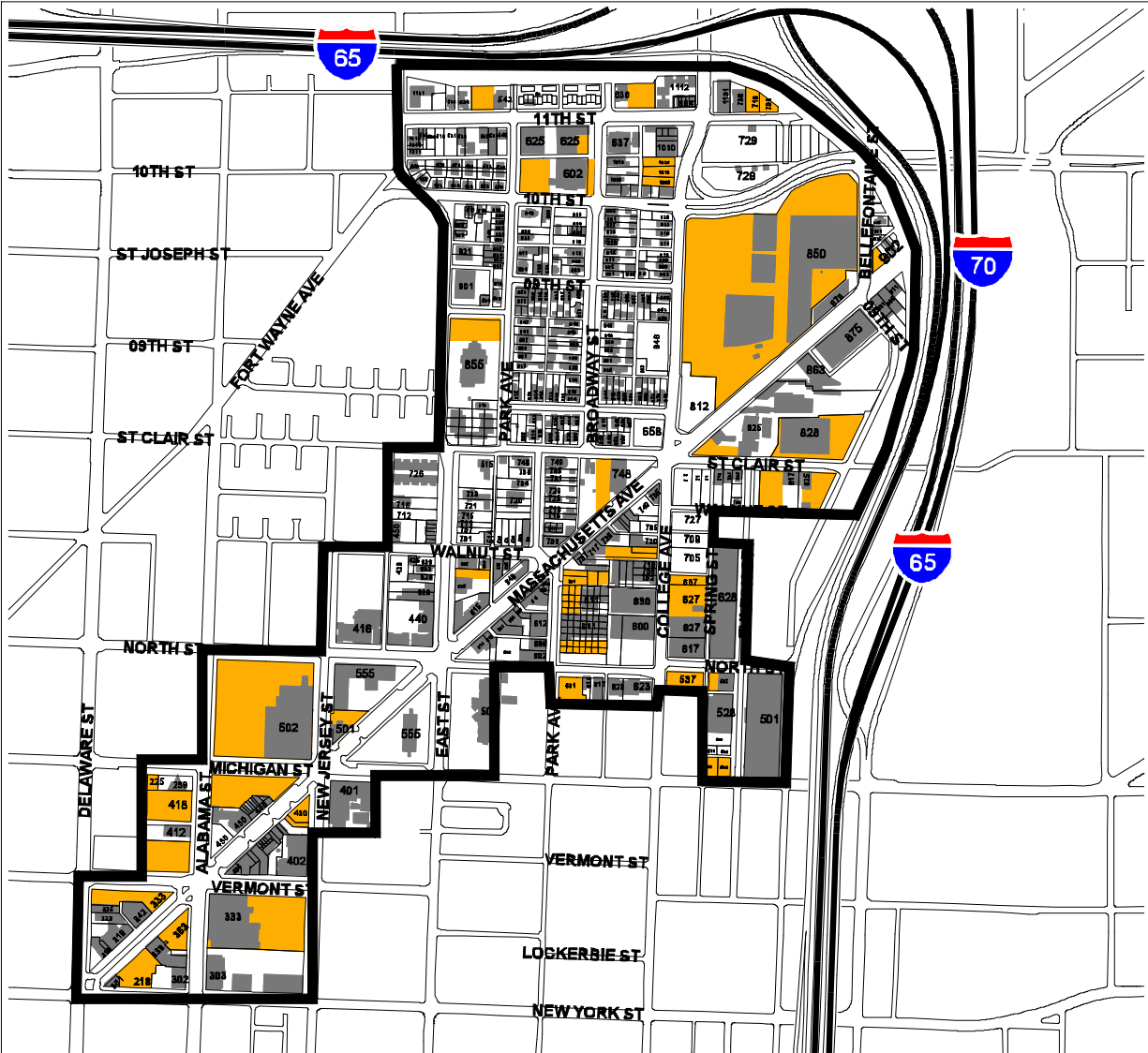
EXISTING PARKING CONDITIONS

As new development interest has continuously increased in the Chatham-Arch & Massachusetts Avenue Historic Area since 1982, the amount of off-street surface parking has also increased. A review of the 1914-15 edition of Sanborn Fire Insurance maps indicates approximately 11 parking lots within the historic area boundaries. By 1953, the updated Sanborn maps indicate a 45% increase to 16 parking lots during that 39-year period.

The result of a November 2005 field survey performed by consultants indicates a total number of 37 off-street surface parking lots (a 138% increase). The largest lots serve the Murat Theatre and the Indianapolis Public School complex on the site of the former Coca-Cola Bottling facility. Although all of these parking lots present “holes” in the built environment, several serve private residential developments. On-street public parking is also available throughout the historic area.

Existing Off-Street Surface Parking Lots

Chatham-Arch & Massachusetts Avenue Historic Area



 Historic Area Boundary
 Historic Area Buildings
 Off Street Surface Parking Lot

100 0 100 200 300 Feet

May 2006

Produced By: The Indianapolis
 Historic Preservation Commission

Data Source: The City of Indianapolis
 Geographic Information Systems

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or reliability.



EXISTING HISTORIC SIGNS

Because the Chatham-Arch & Massachusetts Historic Area is predominantly residential, there are a limited number of historic signs. Existing historic signs are primarily concentrated among the commercial structures along Massachusetts Avenue. There are, however, some cases of signage inscribed or architecturally integrated into the façades of buildings in areas other than along Massachusetts Avenue.

By this plan, a sign is considered historic if it is at least fifty years old and retains significant original integrity to provide a record of the building's original use and/or the area's history. A few signs are painted on the side elevations of some buildings. Such signs are often referred to as "ghost signs" because, over time, they have faded or partially worn away.

Consultants conducted a survey of historic signs in the Chatham-Arch & Massachusetts Historic Area in November 2005. The table, photos, and map below and on the following pages provide an inventory of the sign locations, type, and content.

MAP KEY	PROPERTY ADDRESS	SIGN LOCATION	SIGN TYPE	SIGN CONTENT
A	318 Massachusetts Ave.	South elevation	Projecting	"Stout's Shoes Factory to You Shoes for the Entire Family"
B	342 Massachusetts Ave.	South elevation	Integrated into building's façade	"The Marrott"
C	304-308 New York St.	South elevation	Integrated into building's façade	"The Vienna"
D	502 N. New Jersey St.	East elevation	Integrated into building's façade	"Murat"
		South elevation	Integrated into building's façade	"A.D.A.A.O.N.M.S 1901"
E	401 E. Michigan St.	North elevation	Integrated into building's façade	"Athenaeum"
F	610 East St.	East elevation	Integrated into building's façade	"Richelieu"
G	635 Massachusetts Ave.	North elevation	"Ghost" sign	"Restaurant"
H	707 Massachusetts Ave.	West elevation	"Ghost" sign	"Quaker Oats" et al.
I	859 N. Park Ave.	North elevation	Wall sign	"Quality Service Greens Market"
J	850 N. Carrollton Ave.	South elevation	Integrated into building's façade	"Coca-Cola Bottling Co."
		East elevation	Integrated into building's façade	"Coca-Cola Bottling Co."

MAP KEY	PROPERTY ADDRESS	SIGN LOCATION	SIGN TYPE	SIGN CONTENT
I	850 N. Carrollton Ave.	North elevation	Integrated into building's façade	"Coca-Cola"
		West elevation	Integrated into building's façade	"Garage"

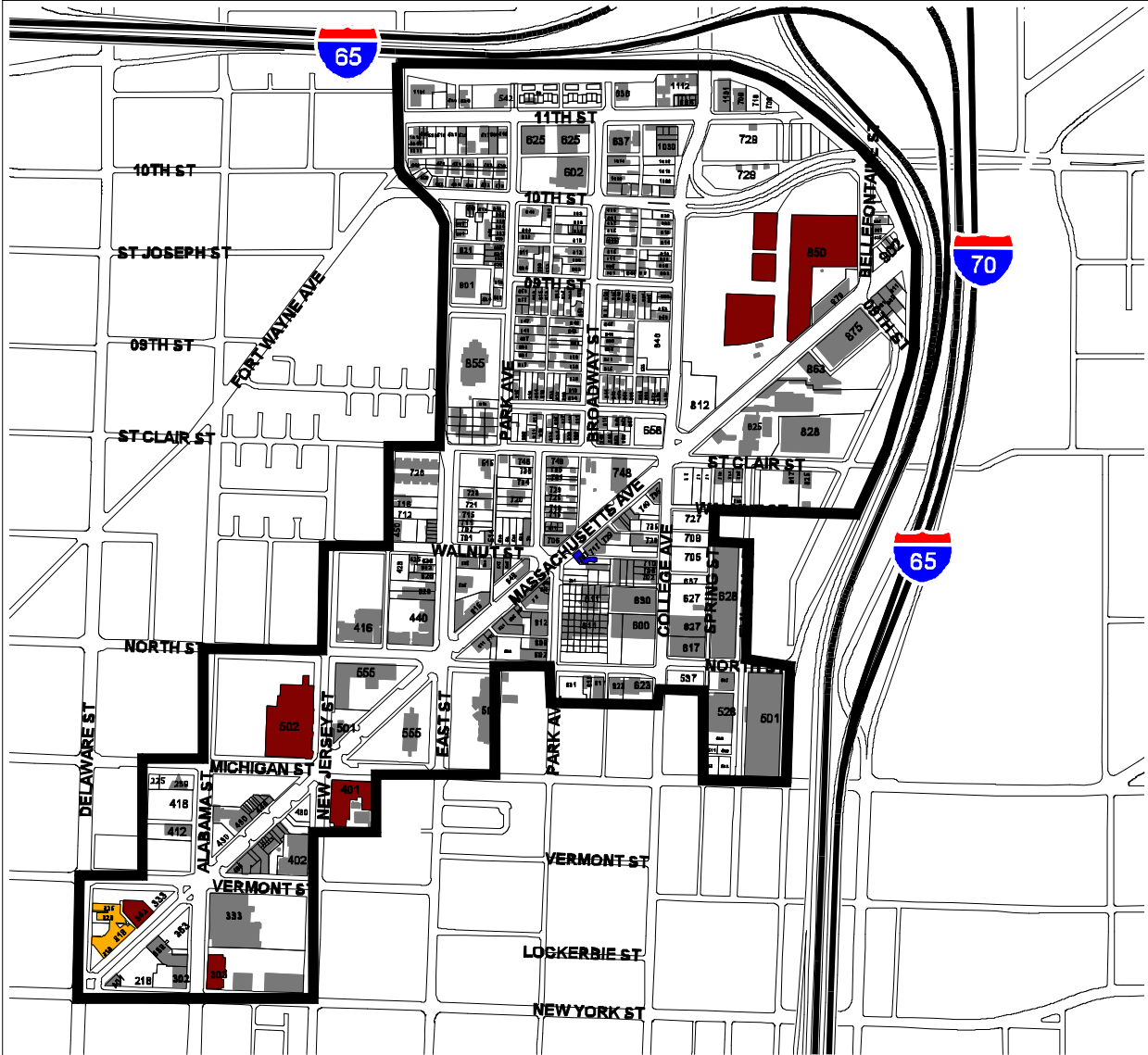
PHOTOS







MAP KEY	SIGN	MAP KEY	SIGN
A		E	
B		F	
C		G	

<p>D</p>		<p>H</p>	
		<p>I</p>	

Existing Historic Signs

Chatham-Arch & Massachusetts Avenue Historic Area



-  Historic Area Boundary
-  Historic Signage
-  Sign Attached to Building
-  Painted-On/"Ghost" Sign
-  Sign Integrated into Building's Facade
-  Historic Area Buildings

100 0 100 200 300 Feet

June 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

